

Fill in this information to identify the case:

United States Bankruptcy Court for the:

WESTERN DISTRICT OF TEXASCase number (if known): _____ Chapter 11☐ Check if this is an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

04/19

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, Instructions for Bankruptcy Forms for Non-Individuals, is available.

1. Debtor's name Silicon Hills Campus, LLC
2. All other names debtor used in the last 8 years
- Include any assumed names, trade names and *doing business as* names
3. Debtor's federal Employer Identification Number (EIN) 8 2 - 3 5 4 4 8 4 7
4. Debtor's address
- | Principal place of business | Mailing address, if different from principal place of business |
|-----------------------------|---|
| <u>814 Lavaca Street</u> | _____ |
| Number Street | Number Street |
| _____ | P.O. Box |
| _____ | _____ |
| <u>Austin TX 78701</u> | _____ |
| City State ZIP Code | City State ZIP Code |
| <u>Travis</u> | Location of principal assets, if different from principal place of business |
| County | <u>6801 River Place Blvd.</u> |
| | Number Street |
| | _____ |
| | <u>Austin TX 78726</u> |
| | City State ZIP Code |
5. Debtor's website (URL) _____
6. Type of debtor
- ☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))
- ☐ Partnership (excluding LLP)
- ☐ Other. Specify: _____

7. Describe debtor's business*A. Check one:*

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
☐ Railroad (as defined in 11 U.S.C. § 101(44))
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
☐ None of the above

B. Check all that apply:

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)
☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)
☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>

5 3 1 1

8. Under which chapter of the Bankruptcy Code is the debtor filing?*Check one:*

- ☐ Chapter 7
☐ Chapter 9
☒ Chapter 11.

Check all that apply:

- ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,725,625 (amount subject to adjustment on 4/01/22 and every 3 years after that).
- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy Under Chapter 11 (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

☒ No

☐ Yes. District _____ When _____ Case number _____
MM / DD / YYYY

District _____ When _____ Case number _____
MM / DD / YYYY

District _____ When _____ Case number _____
MM / DD / YYYY

If more than 2 cases, attach a separate list.

Debtor **Silicon Hills Campus, LLC**

Case number (if known) _____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

List all cases. If more than 1, attach a separate list.

☐ No

☒ Yes. Debtor **See attached list.** Relationship _____

District _____ When _____

Case number, if known _____ MM / DD / YYYY

Debtor _____ Relationship _____

District _____ When _____

Case number, if known _____ MM / DD / YYYY

11. Why is the case filed in this district?

Check all that apply:

☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.

☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

☒ No

☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? *(Check all that apply.)*

☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? _____

☐ It needs to be physically secured or protected from the weather.

☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

☐ Other _____

Where is the property?

Number _____ Street _____

City _____ State _____ ZIP Code _____

Is the property insured?

☐ No

☐ Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information

13. Debtor's estimation of available funds

Check one:

☒ Funds will be available for distribution to unsecured creditors.

☐ After any administrative expenses are paid, no funds will be available for distribution to unsecured creditors.

Debtor **Silicon Hills Campus, LLC**

Case number (if known) _____

14. Estimated number of creditors
- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> 1-49 | <input type="checkbox"/> 1,000-5,000 | <input type="checkbox"/> 25,001-50,000 |
| <input type="checkbox"/> 50-99 | <input type="checkbox"/> 5,001-10,000 | <input type="checkbox"/> 50,001-100,000 |
| <input type="checkbox"/> 100-199 | <input type="checkbox"/> 10,001-25,000 | <input type="checkbox"/> More than 100,000 |
| <input type="checkbox"/> 200-999 | | |
15. Estimated assets
- | | | |
|--|---|--|
| <input type="checkbox"/> \$0-\$50,000 | <input type="checkbox"/> \$1,000,001-\$10 million | <input type="checkbox"/> \$500,000,001-\$1 billion |
| <input type="checkbox"/> \$50,001-\$100,000 | <input type="checkbox"/> \$10,000,001-\$50 million | <input type="checkbox"/> \$1,000,000,001-\$10 billion |
| <input type="checkbox"/> \$100,001-\$500,000 | <input type="checkbox"/> \$50,000,001-\$100 million | <input type="checkbox"/> \$10,000,000,001-\$50 billion |
| <input type="checkbox"/> \$500,001-\$1 million | <input checked="" type="checkbox"/> \$100,000,001-\$500 million | <input type="checkbox"/> More than \$50 billion |
16. Estimated liabilities
- | | | |
|--|--|--|
| <input type="checkbox"/> \$0-\$50,000 | <input type="checkbox"/> \$1,000,001-\$10 million | <input type="checkbox"/> \$500,000,001-\$1 billion |
| <input type="checkbox"/> \$50,001-\$100,000 | <input type="checkbox"/> \$10,000,001-\$50 million | <input type="checkbox"/> \$1,000,000,001-\$10 billion |
| <input type="checkbox"/> \$100,001-\$500,000 | <input checked="" type="checkbox"/> \$50,000,001-\$100 million | <input type="checkbox"/> \$10,000,000,001-\$50 billion |
| <input type="checkbox"/> \$500,001-\$1 million | <input type="checkbox"/> \$100,000,001-\$500 million | <input type="checkbox"/> More than \$50 billion |

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

17. Declaration and signature of authorized representative of debtor
- ☒ The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.
 - ☒ I have been authorized to file this petition on behalf of the debtor.
 - ☒ I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 01/07/2020
MM / DD / YYYY

X /s/ Brian Elliott Brian Elliott
Signature of authorized representative of debtor Printed name
Title Corporate Counsel

18. Signature of attorney
- X /s/ Morris D. Weiss Date 01/07/2020
Signature of attorney for debtor MM / DD / YYYY
- Morris D. Weiss
Printed name
Waller Lansden Dortch & Davis, LLP
Firm name
100 Congress Avenue, 18th Floor
Number Street
- Austin TX 78701
City State ZIP Code
- (512) 685-6400 morris.weiss@wallerlaw.com
Contact phone Email address
21110850
Bar number State

List of Affiliated Entities with Pending Bankruptcy Cases:

Debtor	Relationship	District	Date Filed	Case No.
5 th and Red River, LLC	Affiliate	Western Dist. of TX, Austin Division	11/4/19	19-11527
7400 South Congress, LLC	Affiliate	Western Dist. of TX, Austin Division	11/4/19	19-11528
900 Cesar Chavez, LLC	Affiliate	Western Dist. of TX, Austin Division	11/4/19	11-11529
905 Cesar Chavez, LLC	Affiliate	Western Dist. of TX, Austin Division	11/4/19	19-11530
WC 56 East Avenue, LLC	Affiliate	Western Dist. of TX, Austin Division	12/2/19	19-11649

Fill in this information to identify the case:

Debtor name Silicon Hills Campus, LLC

United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXAS

Case number _____
(if known)

☐ Check if this is an amended filing

Official Form 204**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders****12/15**

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claims resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
					Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
1	Jackson Walker LLP 100 Congress Suite 1100 Austin, TX 78701		Services				\$124,997.68
2	Gensler 212 Lavaca Street Suite 390 Austin, TX 78701		Services	Disputed			\$107,468.00
3	SourceHOV 2701 E. Grauwyler Road Irving, TX 75061		Services				\$51,286.90
4	Wordsearch 401 Broadway Suite 220 New York, NY 10013		Services	Disputed			\$40,000.00
5	Dunaway Associates 550 Bailey Avenue, Suite 400 Ft Worth, TX 76107		Services				\$22,740.00

Debtor **Silicon Hills Campus, LLC**
Name

Case number (if known) _____

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
					Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
6	DT Energy Consultants, LLC 10601 Pointe View Drive Austin, TX 78738		Services				\$13,035.00
7	Jensen Hughes, Inc. PO Box 62680 Baltimore, MD 21264-2680		Services				\$10,000.00
8	Professional Service Industries: PO Box 74008418 Chicago, IL 60674-8418		Services				\$9,350.00
9	G4S 1395 University Blvd Jupiter, FL 33458		Services	Disputed			\$8,391.54
10	KTB Real Estate Services: 2007 Burnie Bishop Place Cedar Park, TX 78613		Services				\$4,000.00
11	Travis County Tax Assessor Attn: Bruce Elfant 5501 Airport Blvd Austin, TX 78751		Taxes				\$0.00
12	Texas Gas Service PO Box 219913 Kansas City, MO 64121-9913		Utilities				\$0.00
13	Texas Comptroller of Public Accounts Revenue Accounting Division - Bankruptcy P.O. Box 13528 Capitol Station		Franchise Tax				\$0.00

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
					Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
14	Siemens Industry, Inc. Smart Infrastructure 12515 Research Blvd. Bldg. 7, Suite 250A Austin, TX 78701		Services				\$0.00
15	Fluor Enterprises, Inc. 5001 Spring Valley Road Suite 700 W Dallas, TX 75244		Services				\$0.00
16	City of Austin P.O. Box 2267 Austin, TX 78783-2267		Utilities				\$0.00
17	Austin Energy 721 Barton Springs Rd. Austin, Texas 78704		Utilities				\$0.00
18	AT&T Select Accounts, Central South AT&T National Business 4544 S. Lamar Blvd. Austin, TX 78745		Services				\$0.00
19	Ameresco 1660 NW 38th Street Lincoln City, OR 97367		Services				\$0.00

UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF TEXAS
AUSTIN DIVISION

IN RE: **Silicon Hills Campus, LLC**

CASE NO

CHAPTER **11**

VERIFICATION OF CREDITOR MATRIX

The above named Debtor hereby verifies that the attached list of creditors is true and correct to the best of his/her knowledge.

Date 1/7/2020

Signature /s/ Brian Elliott
Brian Elliott
Corporate Counsel

Date _____

Signature _____

Ameresco
1660 NW 38th Street
Lincoln City, OR 97367

AT&T
Select Accounts, Central South
AT&T National Business
4544 S. Lamar Blvd.
Austin, TX 78745

Austin Energy
721 Barton Springs Rd.
Austin, Texas 78704

City of Austin
P.O. Box 2267
Austin, TX 78783-2267

Cogency Global Inc.
Attn: Independent Director/Manager Team
c/o Richard Arthur & Colleen De Vries
10 East 40th St., 10th Floor
New York, NY 10016

DT Energy Consultants, LLC
10601 Pointe View Drive
Austin, TX 78738

Dunaway Associates
550 Bailey Avenue, Suite 400
Ft Worth, TX 76107

Fluor Enterprises, Inc.
5001 Spring Valley Road
Suite 700 W
Dallas, TX 75244

G4S
1395 University Blvd
Jupiter, FL 33458

Gensler
212 Lavaca Street
Suite 390
Austin, TX 78701

Internal Revenue Service
Centralized Insolvency Office
P.O. Box 7346
Philadelphia, PA 19101-7346

Jackson Walker LLP
100 Congress
Suite 1100
Austin, TX 78701

Jensen Hughes, Inc.
PO Box 62680
Baltimore, MD 21264-2680

K&L Gates LLP
Attn: Lisa Stark
600 N. King St., Suite 901
Wilmington, DE 19801

KTB Real Estate Services:
2007 Burnie Bishop Place
Cedar Park, TX 78613

Ladder Capital Finance LLC
345 Park Avenue, 8th Floor
New York, NY 10154

Natin Paul
814 Lavaca Street
Austin, TX 78701

Polsinelli PC
Attn: James H. Billingsley and
Savanna L. Barlow
2950 N. Harwood, Suite 2100
Dallas, TX 75201

Professional Service Industries:
PO Box 74008418
Chicago, IL 60674-8418

Siemens Industry, Inc.
Smart Infrastructure
12515 Research Blvd.
Bldg. 7, Suite 250A
Austin, TX 78701

SourceHOV
2701 E. Grauwlyer Road
Irving, TX 75061

Texas Comptroller of Public Accounts
Revenue Accounting Division - Bankruptcy
P.O. Box 13528 Capitol Station
Austin, TX 78711

Texas Gas Service
PO Box 219913
Kansas City, MO 64121-9913

Thompson & Knight, LLP
Attn: Christopher L. Chauvin and
Alexander T. Dimock
1722 Routh St., Ste. 1500
Dallas, TX 75201

Travis County Attorney's Office
Attention: County Attorney
P.O. Box 1748
Austin, TX 78767

Travis County Tax Assessor
Attn: Bruce Elfant
5501 Airport Blvd
Austin, TX 78751

Tricia Motz, Receiver
CBRE, Inc.
6200 Bridgepoint Pkwy
Suite 125
Austin, TX 78730

Tuebor REIT Sub LLC
c/o Marsh Captive Solutions
100 Bank Street, Suite 610
Burlington, VT 05401

United States Trustee
903 San Jacinto, Ste. 230
Austin, TX 78701

WCRE Management, LLC
814 Lavaca Street
Austin, TX 78701

Wordsearch
401 Broadway
Suite 220
New York, NY 10013